



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

MARCH 23, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Van Slambrook, Martin, Huey, Wilson, Turner

STAFF MEMBERS PRESENT: Pinto, Gordineer

A. Minutes

1. Review of Minutes from the March 9, 2023 Meeting

DECISION: APPROVED

MOTION: Approval.

MADE BY: Martin SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

B. Applications

1. 2307 Mount Pleasant Street

TMS # 463-07-02-027 | BAR2023-001062

Category 4 | Wagener Terrace | c. 1950 | Historic Materials Demolition Purview

Request partial demolition of historic structure including gable over front door, chimney, and part of roof.

Owner: Sarah Wrenn & John Milko

Applicant: Mike Dyson & Sarah Wrenn

Site visit 3/23/2023 at 8:30 a.m.

DECISION: DENIED

MOTION: Denial as Submitted.

MADE BY: Martin SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

NOTES:

- Board Questions
 - Current ceiling height of second floor
- Public Comment

- Written comment read into record
- HCF
 - Concerns over losing form and character
- PSC
 - Amount of structure (roof) being removed
- Response
 - Feel alteration is better in keeping with neighborhood
- Board Response
 - Roofline is in keeping with neighborhood
 - Is more creative approach than proposed
 - Request will change gables (brick)
 - Chimney should be proposed
 - Heavy handed approach
 - Would like at least front of roof preserved
 - Could accomplish with modification to rear roof

Staff Observations:

1. Because the proposal does not include repair or replacement in-kind, this is a Board level review.

Staff comments:

1. The structure and those surrounding it are simple one-story or one and a half story masses with chimneys and front porches which usually feature a gable roof. The proposal removes the chimney, the roof and roof mass. Removing the roof mass, chimney, and the front porch would alter the historic character of this house, alter the streetscape, and be inconsistent with the context.
2. While the roof is finished in asphalt shingles, which do not carry historic or architectural value, the proposal removes more than 80% of the roof massing.
3. Staff feels that any alterations to the roof should be limited to smaller portions such as those for dormers or limited to rear portions of the structure.

Staff Recommendation: Denial of demolition of roof mass and front porch gable

2. 1 Kyle Place

TMS # 463-11-04-094 | BAR2023-001063

Category 4 | Wagener Terrace | c. 1925 | Historic Materials Demolition Purview

Request demolition of historic structure.

Owner: Brandon Osborne

Applicant: Brian Mahon

Site visit 3/23/2023 at 8:50 a.m.

DECISION: APPROVED

MOTION: Approval of demolition.

MADE BY: Martin **SECOND:** Turner

VOTE: FOR: 3 **AGAINST:** 2
Opposed – Huey & Wilson

NOTES:

- Board Questions
 - Current owner purchased house three years ago
 - Applicant explains history
 - Flood zone AE9 sidewalk at 7'
- Public Comment
 - PSC
 - Encouraged historic form intact, encourage renovation
 - HCF
 - Little fabric remains but form is intact
- Board Discussion
 - Question when house several doors down was raised
 - House can be raised
 - Retention of form is important
 - A denial of demolition would be only of form

Staff Observations:

1. Per City Code Case, a new roof was installed in 2019; no permits have been found.
2. The historic wood windows were changed to vinyl windows after 2012.
3. Building currently has no floors and the walls are supported by jacks.

Staff comments:

1. There are a few character defining features remaining including the rafter tails and a portion of the historic roof on front bump out.
2. The removal of this house would alter the streetscape as this was originally one of six sister houses that have been altered overtime. One of which has been replaced. These structures follow a two bay, two-story pattern.

Staff Recommendation: Denial of demolition

3. 51 Poinsett Street

TMS # 463-12-03-018 | BAR2022-000874

NS | North Central | c. 1915 | Historic Materials Demolition Purview

Request demolition of historic structure.

Owner: Mencer D Edwards

Applicant: April Magill, Roots Down Designs LLC

Site visit 3/23/2023 at 9:10 a.m.

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval of demolition to allow 2-3 affordable units. Request to work with staff to salvage material.

MADE BY: Martin **SECOND:** Huey

VOTE: FOR: 5 **AGAINST:** 0

NOTES:

- Written Public Comment read into the record
- Public Comment
 - Councilman Sackran – speak for affordable housing, requests full demo
 - Ed Mills (neighbor on Poinsett) – speaks for himself and 5 neighbors, request removal of damaged structure
 - Jackson Whipper
 - Neighbor on Poinsett
 - Wants abandoned house removed
 - Charleston Redevelopment Corporation
 - Millicent Brown – Letter read into record – wants City to support affordable housing
 - Geona Johnson– provided additional information on Housing and Community Development funding
- Board Discussion
 - Would like to see form retained, same location
 - (Applicant) want exception from zoning to push to front of lot
 - Specific intention of this homeowner and their intention
 - Good faith – reaching out to Housing and Community Development
 - Demonstrative efforts
 - If looking at only should we demolish this structure – different view than considering affordable housing aspect - very important

Staff Observations:

1. 10.29.20 – applied to Board for full demo, withdrew before meeting
2. 8.11.22 – applied to Board for partial demo, withdrew before meeting
3. Applicant has contacted Planning division and Department of Housing & Community Development regarding an affordable housing project.
 - a. Project has been registered as affordable housing, but no formal agreement has been signed.
 - b. There have been discussions with Housing & Community Development about the possibility of City funding, but these have not yet been finalized.

Staff comments:

1. The structural report from 2020 indicated numerous issues with the structure which have only perpetuated since that time.
2. It is unfortunate that the roof has caved in and has been left unattended to facilitate deterioration. Though much damage has occurred, the essential form still exists, as well as many of the character defining features including the wood siding, windows, and other exterior elements.

Staff Recommendation: Denial of demolition

4. 113 Cooper Street

TMS # 459-05-03-009 | BAR2023-001064

Category 4 | Eastside | c. 1880 | Historic Materials Demolition Purview

Request partial demolition of structure including portion of roof and walls.

Owner: Sheila Fields
Applicant: Studio LNK
Site visit 3/23/2023 at 9:30 a.m.

DECISION: DEFERRED

MOTION: Deferral to allow applicant to explore alternatives with goal of reducing demolition to form.

MADE BY: Martin SECOND: Huey VOTE: FOR: 5 AGAINST: 0

NOTES:

- Legacy owners – also owning neighboring lots
- No public comment
- Correct of staff comment – not complete demolition of ½ structure
- Applicant
 - Will try to correct lean and restore front of Freedman’s cottage
- Owner
 - Proud to own Freedman’s Cottage
- Board Discussion
 - Could be achieved in ore surgical manner
 - No different than concern for 2307 Mt. Pleasant St
 - Context of street has changed
 - Importance of keeping legacy owners in place
 - Question about if request could be reduced

Staff Observations:

1. 9.6.22 - Approved removal of non-historic portion at rear.
2. This is a Sister house to 111 Cooper Street.

Staff comments:

1. The request is for half of the original historic structure. This is a substantial portion of the structure and staff cannot support the removal.

Staff Recommendation: Denial as submitted

5. 22 Thomas Street

TMS # 460-16-01-043 | BAR2023-001054

Category 3 | Radcliffeborough | c. 1840 | Old and Historic District

Request after the fact approval piazza features including: columns, balustrade, spindles, piazza screening, and gutters.

Owner: Gloria LaPrince Edwards
Applicant: Mat Taylor

DECISION: DENIED

MOTION: Denial of after-the-fact demolition of balustrade, columns, and spandrel panels with Staff Comment #2.

MADE BY: Martin SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

NOTES:

- No Written Comment
- Rev. Edwards – discusses history of house. Defects of house that causes rot
- HCF – concerns about after-the-fact approval
- More important feature is balusters. Cost of stock profiles
- PSC – repairs should have been made as sensitively as possible. Compromise about returning some features
- Jackson Whipper – request some form of mediation for family
- Response – Applicant
 - List of homes that have square 2x2 pickets, 4 neighboring structure: 18, 25, 28, 20 Thomas
 - Matches stair pickets
 - Purchased in 1965 – Gloria Edwards and husband
- Board Discussion
 - Wish contractor had done a bit of homework. Many of the balusters could've been saved
 - Lament the loss of historic details
 - Could be ok with fiberglass columns and some loss of details given keeping a legacy family in house
 - Most of repairs could have been done properly for not much more money
 - Both the house and the family deserve better.

Staff Observations:

1. 9/26/22 – Permit for repainting to match.
2. 10/5/22 – Permit to remove decaying metal stairs and replace with wood stairs to match.

Staff comments:

1. Architectural Features that have been replaced and do not match the original include:
 - a. Balustrade: rails and balusters
 - b. Columns
 - c. Piazza louvers
 - d. Spindles
 2. Materials should be replaced to match. They should be wood, with dimensions and profiles to match previous as represented in historic photographs.
 3. Material quote is for polyurethan balusters which is not appropriate for this house.
- Staff Recommendation: Denial of after the fact with staff comments

6. 12 Ashley Avenue

TMS # 457-07-04-024 | BAR2023-001046

NS | Charlestowne | c. 1935 | Old and Historic District

Requesting to limewash existing unpainted brick structure.

Owner: Kylie Geddes

Applicant: Koozer Painting

DECISION: DEFERRED

MOTION: Deferred: No Applicant Present.

MADE BY: Huey SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

Notes

Defer to End of Meeting – Made By: Huey Second: Turner Vote – For:5 Against: 0

7. 20 Bennett Street

TMS # 457-03-01-033 | BAR2023-001067

Category 4 | Harleston Village | c. 1940 | Old and Historic District

Request conceptual approval for renovation and addition to rear, and to raise existing house.

Owner: Bennett St LLC 20

Applicant: Patrick Orefice, Arwen Studio

DECISION: DEFERRED

MOTION: Deferral with Staff Comments #1,3,4,7,8 and Board Comments: 1) not to exceed elevation required by FEMA 2) develop site plan 3) consider coping wall at front 4) reduce number of louvers and Board Recommendation that solids parts of foundation be stucco on masonry.

MADE BY: Martin SECOND: Huey VOTE: FOR: 5 AGAINST: 0

NOTES:

- Written public comment read into record
- PSC – louvers are beachy
- Applicant response
 - No way to turn stairs to front
 - Can look at stucco detailing/pier infill
- Board Discussion
 - Can mitigate flood/height with coping wall stepping up to front
 - # of louvers required?
 - Suggest detailing stucco

- Proposed stair – awkward
- Visibility of rear addition from Calhoun
- Reluctant to elevate above required, can still fit car under
- Foundation wall should be solid masonry
- Current wide stair: very inviting: proposed creates a wall at front
- Rear addition should tuck in more than proposed 8”
- Driveway should be narrowed to width of vehicular gate
- Site plan should be more comprehensive, visually bring house lower

Staff Observations:

1. Proposal is subordinate and differentiated from the existing.

Staff comments:

1. BAR guidelines on raising historic structures notes that infill should not use horizontal louvers as this is “beachy” in appearance. Infill should be solid stucco or vertical louvers.
2. There is an inconsistency between louver infill and stuccoed cmu at stairs.
3. Stairs should be oriented to the front if possible.
4. Proposed doors are not appropriate. Existing doors do not match drawings.
5. Proportions of stucco recess should be restudied, either by adding details or increasing the niche height.
6. Rear addition windows should be centered on walls. Currently the windows are too close to corners.
7. Setback for west elevation should be increased.
8. HVAC should be set back behind house.

Staff Recommendation: Deferral for restudy

8. 63 & 65 Barre Street

TMS # 452-02-04-025 & 457-02-04-082 | BAR2023-001021

New | Harleston Village | Old and Historic District

Request preliminary approval for three new rowhouses.

Owner: 221 Ashley LLC

Applicant: Julie O'Connor - American Vernacular, Inc

DECISION: APPROVED WITH CONDITIONS

MOTION: Final Approval with Staff Comment and Final Review by Staff.

MADE BY: Martin SECOND: Huey VOTE: FOR: 5 AGAINST: 0

NOTES:

- No Written Comment
- John LaMaster – HOA has not given approval – HOA reserves right to comment
 - Think the existing floor has too much mass
- Board Discussion
 - Suggest restudy of cable rail, not the architectural aesthetic of project.

PREVIOUS MOTION 1.26.23: Conceptual Approval with Staff Comments and Board revision of Staff Comment #1 to restudy, but not mandate squared opening.

PREVIOUS Staff Observations 1.26.23:

- 1. Zoning has confirmed the proposal is in compliance with the PUD and is within the allowed height.*

PREVIOUS Staff Comments 1.26.23:

- 1. Staff has met with the Applicant and discussed a concern over the front entries, which is that the proposed arches screen the entries too much. Staff suggests omitting the arches in lieu of squared-off openings, centering a single-entry door with sidelights in the arches, and/or using a dark stained door system to make the entries more visible. Applicant is willing to study this concern.*
- 2. Additionally, Staff and Applicant have discussed pulling back or angling the separation walls at the roof deck on the front of the building. These walls need to be scaled back or scaled down on the front of the building.*
- 3. At the second-floor rear of the building, the design creates what appears as infill porches. Staff suggests revising the exterior siding at these locations to be a larger lap siding and to potentially include a recessed panel railing like above.*
- 4. Staff suggest restudying the detailing of the roof deck panels.*

PREVIOUS Staff Recommendation 1.26.23: Conceptual approval with staff comments with final review by staff

Staff Observations:

1. Previous comments have been addressed.

Staff comments:

1. Recommend other material than cable rail; should be heavier and less transparent. Horizontal metal bars or louvers would allow for a similar aesthetic while adding sustenance to this feature.

Staff Recommendation: Preliminary approval with final review by staff

9. 186 St. Philip Street

TMS # 460-12-02-064 | BAR2022-000789

New | Cannonborough/Elliottborough | Old City District

Request final approval for new, three-story, mixed-use building.

Owner: Ottoman Investments

Applicant: AJ Architects

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Staff Comment #1 and Board Comment to reconsider azek & Final Review by Staff.

MADE BY: Martin SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

NOTES:

- Storefront to have color instead of stained wood
- Appurtenance roof flat seam metal – copper

- No written or in person comment
- Board Discussion
 - Higher quality finish on appurtenance is preferable
 - Angle wall shouldn't be visible.

Staff Observations:

1. The appurtenance has increased in size towards the south.
2. The stucco structure at the rear has gotten larger.
3. Hot tubs will have to be verified to be below wall at roof.

Staff comments:

1. There is a new feature on the roof, a slanted divide, halfway in the appurtenance. This new addition requires comprehensive understanding of visibility. Staff recommend omitting it or providing multiple views of it from St. Philip and Cannon to ensure feature is not visible.
2. The materiality of the appurtenance exterior has changed. Applicant and Board reviewed this as a rich detail on a building that needed to be rich with detailing.
3. The windows on the west elevation have lost trim details.
4. The windows on the second and third floor on the southwest corner are now fixed.
5. The French doors have lost their trim details. Previous version of windows was more residential and provided consistency in proportions with the other fenestration.

Staff Recommendation: Final approval with staff comments

10. 44 Warren Street

TMS # 460-61-01-007 | BAR2023-001068

Category 3 | c. 1840 | Old and Historic District

Request conceptual approval of renovations and rear addition, and new accessory structure.

Owner: Todd & Linda Venderbush

Applicant: Erin Lanier, Julia Martin Architects

DECISION: APPROVED

MOTION: Conceptual Approval with Final Review by Staff.

MADE BY: Huey SECOND: Wilson VOTE: FOR: 4 AGAINST: 0
Recused: Martin

NOTES:

- No written comment
- HCF – have restrictive covenants. Recommend approval.
- Withdrew Staff Comment #1.

Staff Observations:

1. Rear addition is not visible from public ROW.
2. New accessory structure is minimally visible from public ROW.
3. It is subordinate and differentiated from existing structure.

Staff comments:

1. Staff have concerns about roof drainage on accessory structure.

Staff Recommendation: Conceptual approval with final review by staff
